

**MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON
MONDAY MAY 23, 2016 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.**

MADAM CHAIR: Tonita Gurule-Giron

COMMISSIONERS: Vince Howell
David Romero
Ember Davis Absent
Barbara Casey
David Ulibarri Jr.

ALSO PRESENT: Pamela Marrujo, Housing Director
Barbara Padilla, Housing Manager Supervisor
H. Chico Gallegos, City Attorney

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Madam Chair Gurule-Giron asked Commissioner Howell to present the moment of silence. Commissioner Howell stated lets all keep in mind the families that lost family members in the most recent airplane crash. The families, as well as our nation are suffering. Please try to do the good things we are asked to do by our Lord. Amen.

APPROVAL OF AGENDA

Commissioner Barbara Casey made a motion to approve the agenda as is. Commissioner Vince Howell seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner Vince Howell	Yes
Commissioner David Romero	Yes
Commissioner Barbara Casey	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Ember Davis	Absent

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL OF MINUTES

Commissioner Vince Howell made a motion to approve the minutes of April 27, 2016. Commissioner David Romero seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Ember Davis	Absent

Barbara Padilla re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time.

PRESENTATION - FINANCE

Finance Director Ann Marie Gallegos presented the Housing Revenue report thru April 30, 2016. 83% of the year has lapsed and we are nearing completion. She stated revenues for the HA are at 89%, that's mainly due to the dwelling rent that has been collected throughout the year. We are looking at a few more collections than what was anticipated. For expenditures, the HA is down to 74%. Finance Director Gallegos stated Director Marrujo has plans to review the cash carryover and then budget in Betterments and Additions for the following year.

Madam Chair Gurule-Giron asked on the dwelling rent increase, it shows 104% on the rentals, she asked if that includes the most recent rental from the Samaritan House, which she stated is being charged double. Director Marrujo stated the HA does not charge Samaritan House rent for the facility they use on 220 Bernalillo Street. Director Marrujo stated that the increase was due to the addition of 12 units being added to the rent roll. Additionally the HA is renting to more working families who pay income based rent or a flat rent, versus in the past where more families were on a negative rent.

Madam Chair Gurule-Giron stated that one of the concerns she has with that is what has been discussed in the past how this is supposed to benefit low income individuals. Madam Chair Gurule-Giron asked Director Marrujo if we have leveled the field with regards to renting to individuals who fall within that income. Director Marrujo explained that everyone who applies for Housing meets the income threshold. Madam Chair Gurule-Giron stated they meet the threshold, but do they meet the lower threshold. Director Marrujo stated there are three levels of income and we do have people who meet the lower income threshold. Madam Chair Gurule-Giron stated in the past one of the questions that was raised, you do recall what the question was that was asked. Director Marrujo asked if Madam Chair Gurule-Giron was referring to the over income families. She stated yes, have you leveled those off. Director Marrujo stated as she had mentioned in the past, the HA cannot evict residents for being over the income limit. The HA has not evicted anyone for being over the income limit. As was reported before, the HA only has 3 families out of the 267 PHA units that are over the income limit. Madam Chair asked if the others fall in the low or very low income range. Director Marrujo stated she can do some research and provide a breakdown of where the families sit on an income level.

Madam Chair Gurule-Giron stated she got a complaint from the individual who runs Samaritan House stating they were charged double. Director Marrujo stated if Madam Chair Gurule-Giron

is talking about utilities, the HA does charge them for their portion of utilities. Madam Chair stated before they were paying for one unit, now they are paying for two units. Director Marrujo stated she will have to confer with the Housing Finance Specialist as to what they are being charged. Madam Chair asked if Director Marrujo discussed this with the City Manager prior to charging the Samaritan House. Director Marrujo stated she is unsure of what is being charged and she will look into the matter.

HOUSING DIRECTORS MONTHLY REPORT

Director Marrujo provided an inspection summary report to the Commission. She stated the HA had completed the REAC (Real Estate Assessment Center) Inspection that HUD does on an annual basis. These inspections are done to look for hazards throughout the HA. The inspector randomly selects about 25 units. They inspect inside and out of the selected unit. The HA had 5 health and safety findings out of the entire inspection. Those findings had to be abated within 24 hours, which were all abated. Director Marrujo reported that this year the HA received a score of 80. Last year the HA had a score of 74, so there has been an improvement of 6 points from last year. She is happy for the increase in score but is aware there is still room to improve. Director Marrujo stated this is only one aspect of the way HUD scores the Housing Authorities. We are scored on our Physical Assessment, Financial Condition, Management Operations, and on our Capital Fund. By September or October we will have an accumulation of all the scores telling if the HA is standard, sub-standard, above average, or below average. Director Marrujo stated she will bring those scores back to the Commission at a future meeting once they are presented to the Housing Authority.

Commissioner Ulibarri asked what the violations were on the REAC inspection. Director Marrujo explained that the violations for the health and safety were a blocked egress, in which a tenant had a dresser in front of a window. The tenant was asked to move the dresser and did so. There were two smoke alarms that needed to be repaired or replaced. There was an electrical outlet outside that was not covered properly and a missing outlet cover in one of the units. Commissioner Ulibarri asked who inspects the units and if they are inspected once a month. Director Marrujo stated that the units are inspected on an annual basis by the staff.

Madam Chair Gurule-Giron asked if these reports are being delivered to the City Manager. Director Marrujo stated this particular report had just come in this afternoon, so she had not presented it to the City Manager.

Director Marrujo wanted to remind the Commission of the Home Buyer Education class being offered on Saturday from 9-4pm, that is open to the public. The following Saturday is the Financial Fitness for Life class from 9-4pm which is being offered by Homewise as well.

COMMISSIONERS REPORT

Commissioner Howell stated he had a suggestion from a community member with regard to the Macario Gonzalez Property. He said he is aware HUD has to approve anything done on that property. However, he stated in the interim time, community members are suggesting that they would love to see a dog park on that property, even if just temporarily. Director Marrujo stated that before we do anything on that property, we will be having community meetings to get input from the Public, so if Commissioner Howell would please ask that constituent and any others to come to the meetings so their input can be heard. HUD is open to different

suggestions. Director Marrujo stated she will be working the with the City Manager on planning future Public Input Meetings to discuss the Macario Gonzales area.

EXECUTIVE SESSION/CLOSED SESSION

No need for executive session.

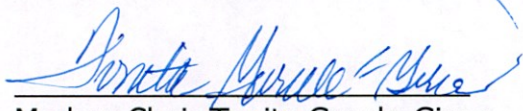
ADJOURN

Commissioner Barbara Casey made a motion to adjourn the meeting. Commissioner David Romero seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

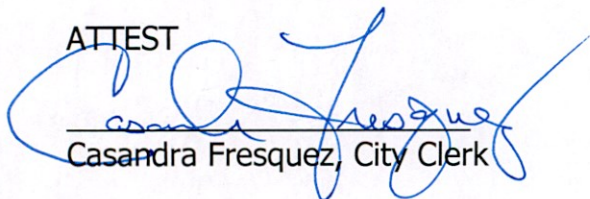
Commissioner David Ulibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner David Romero	Yes
Commissioner Vince Howell	Yes
Commissioner Ember Davis	Absent

Barbara Padilla re-read the motion and advised the motion carried.



Madam Chair Tonita Gurule-Giron

ATTEST



Casandra Fresquez, City Clerk